

# LAND USE PERMIT APPLICATION



CITY OF  
**ISSAQUAH**  
DEVELOPMENT SERVICES

1775 - 12<sup>th</sup> Ave. NW | P.O. Box 1307  
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issaquahwa.gov

## This Section For Staff Use Only

Permit Number: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_

Date Received: \_\_\_\_\_

Type of Application: Pre-Application

## PROJECT INFORMATION

Name of Project (if applicable): High Street Collection at Issaquah Highlands  
Project Site Address: Block A: Lots 1 & 2, Block B Lots 3 & 4, Block C Lot 5 - Fronting the west side of 9<sup>th</sup> Avenue from High Street to South of Ellis/ North of Discovery  
Parcel Number: 2724069208

## OWNER

Name: IHIF Commercial, LLC - Tia Heim  
Address: 11624 SE 5TH Street, Suite 210, Bellevue, WA 98005  
Phone: 425-559-2365 Email: Tia.Heim@Shelterholdings.com

## APPLICANT

Name: MG2 Architects - Scott Hougham  
Address: 1101 2<sup>nd</sup> Avenue Suite #100, Seattle WA 98101  
Phone: 206-962-6502 Email: Scott.Hougham@MG2.com

## CONTACT

Name: Tia Heim  
Address: 11624 SE 5TH Street, Suite 210, Bellevue, WA 98005  
Phone: 425-559-2365 Email: Tia.Heim@Shelterholdings.com

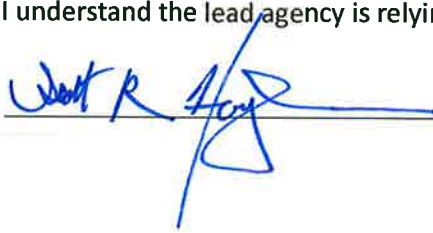
## PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. (Use an additional sheet of paper, if necessary.)

**This development is envisioned to complement the existing retail development in Issaquah Highlands and to primarily service the nearby community. It will likely provide a variety of entertainment, retail, daily goods and services and restaurants in one cohesive center with an emphasis on pedestrian connectivity to existing and future residential and commercial community in Issaquah Highlands. The proposal consists of 107,000 SF of building area, distributed among 11 buildings on 5 lots, with off-street surface parking for +/- 545 stalls. The buildings will primarily be single-story retail with opportunities for an additional 13,000 SF of second story retail, restaurants or deck space to take advantage of views from the site. This second story option would increase the total building area to 120,000 SF.**

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, including plans and reports, are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature:

A handwritten signature in blue ink, appearing to be "J. R. [unclear]", written over a horizontal line.

Date:

10.23.2017

## PROJECT SITE INFORMATION

Legal Description: (Use an additional sheet of paper, if necessary.)

Future lots 1-5 of the plat pending under City of Issaquah file no. PP17-00002, which will divide into 10 lots the property legally described as "LOT B ISSAQUAH BLA #LLA14-00002 REC #20140804900004 SD BLA DAF- LOT 1 ISS BLA #LLA 02-001-IH REC #20020321900005 TGW LOT 2 A ISS BLA #LLA 03-009 IH REC# 20031022900002 & CORRECTED 20060303001409 BEING POR W 1/2 OF E 1/2 STR 27-24-6 LESS POR FOR NE DISCOVERY DR PER REC #20140725000736 - (POR SD LOT B LY NLY OF SD DR) TGW TRANSFERABLE DEVELOPMENT RIGHTS PER REC #20140805000941"

Zoning Designation: U-V Urban Village Zone

Land Use Designation: Retail

Subarea Designation: Issaquah Highlands

Shoreline Designation, if applicable: \_\_\_\_\_

Existing Land Use: Vacant

Adjacent Land Uses North: Vacant

South: Vacant

East: Retail / Restaurant / Grocery

West: Residential

Lot 1 = 92,605

Lot 2 = 106,187

Lot 3 = 85,210

lot 4 = 87,274

Area in square feet: lot 5 = 115,946

Does the site contain any of the following environmentally critical areas? Check all that apply.

☐ Flood Hazard Area

☐ Landslide Hazard Area

☐ Streams

☐ Wetlands

☐ Steep Slope Hazard Area

☐ Coal Mine Hazard Area

## PROPOSED DEVELOPMENT STATISTICS

Proposed Land Use: Retail / Commercial

Density (multifamily only): NA

+/- 90%

Impervious Surface Ratio: Final (TBD)

+/-10%

Pervious/Landscaping/Open Space Provided (in square feet): Final TBD

Maximum Proposed Building or Structure Height: +/- 40'

107,000 -

Total Proposed Building Square Footage (Gross Area): 120,000 SF

Proposed Setbacks Front: 0-5'

Rear: TBD

Side: TBD

Parking Spaces Provided: +/- 545

